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*8 Mercer Court, Bishop Westall Road, Exeter,
Devon, EX2 6NL*



SOUTHGATE
ESTATES

£495,000





8 Mercer Court, Bishop Westall Road, Exeter, Devon, EX2 6NL

An excellent investment opportunity comprising a six bedroom house, currently let to professional tenants and offering well-proportioned accommodation arranged over two floors. The property benefits from an open plan living space, six double bedrooms, two shower rooms, a separate cloakroom, an enclosed rear garden and a designated parking space in a nearby car park.

Mercer Court forms part of the popular Bishop Westall Road area of Exeter, with local amenities including shops and supermarkets nearby, together with parks, sports facilities and regular bus services. The property is also conveniently positioned for access to Exeter city centre, the M5 and A30 for commuting.





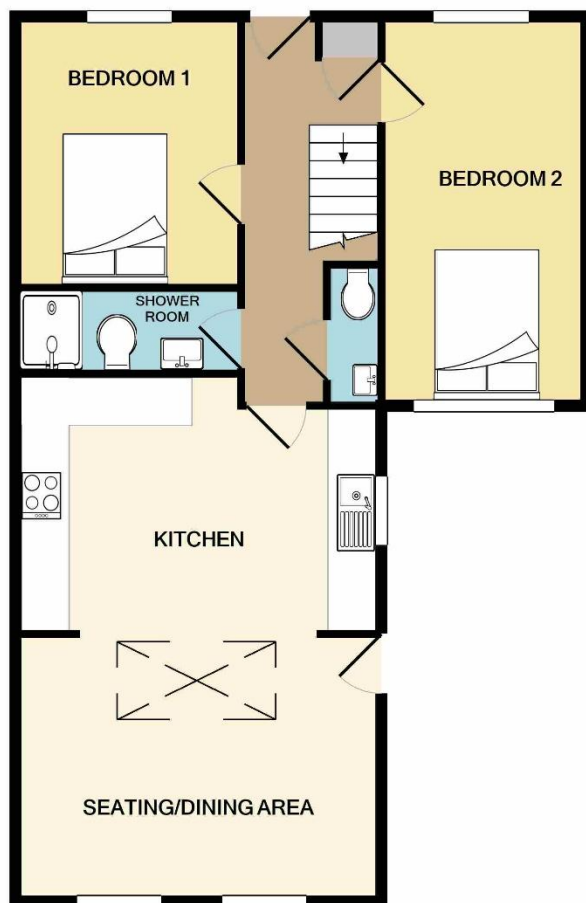
Accommodation The entrance hallway provides access to the open plan living space, two of the double bedrooms, a shower room and a separate cloakroom. The open plan living space provides a generous communal area, creating a practical and sociable space. The kitchen area contains a range of modern wall and base units with fitted worktops, a tiled splashback, and a stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with an electric hob, and space is provided for two under-counter appliances and a tall fridge-freezer. There is also a skylight and a double glazed door leading out to the garden. Two double bedrooms are situated on the ground floor, together with a shower room and separate cloakroom. To the first floor are a further four double bedrooms, along with an additional shower room.

Outside The property benefits from an enclosed rear garden, providing useful outdoor space for the occupants. A designated car parking space is also available in a nearby car park.

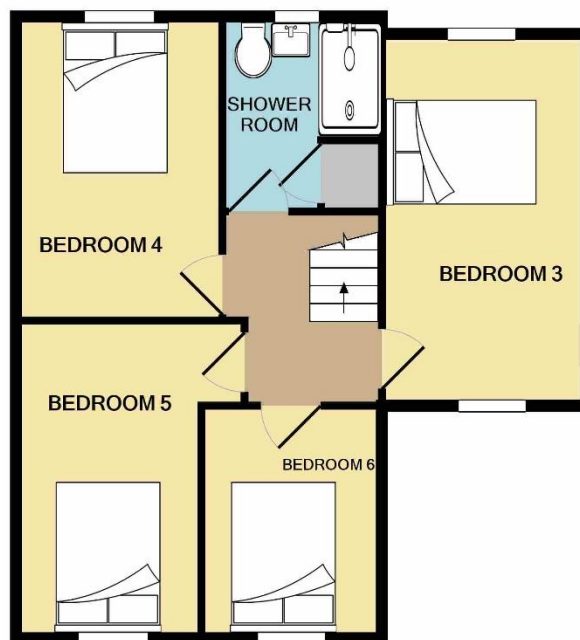
Property Information Tenure: Freehold Council Tax: C.

- *6 Bedroom House*
- *Currently Tenanted*
- *Off-Road Parking*
- *Enclosed Garden*
- *2 Shower Rooms*
- *Excellent Investment*





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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ESTATES

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